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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3363/19**

**Appeal** by John McKay of 125 Tritonville Road, Sandymount, Dublin against the decision made on the 21<sup>st</sup> day of August, 2019 by Dublin City Council to grant subject to conditions a permission to Ken Fennell Receiver over Certain Assets of Con and Pamela Creedon (In Receivership) care of Crawford Architecture, The Building Block, Bridge Street, Sligo in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** New vehicular entrance in existing front wall and railings and the provision of parking space in front garden at 129, Tritonville Road, Sandymount, Dublin.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the pattern of development in the vicinity, the existing development on site and the policies of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not represent a traffic hazard and would not seriously injure the amenities of the area or of property in the vicinity and would not detract from the character of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
- (i) The pedestrian entrance shall be omitted, and the vehicular entrance shall be relocated towards the northern boundary by approximately 1.4 metres.
  - (ii) The proposed vehicular entrance shall not exceed 2.6 metres in width.
  - (iii) All areas in the front garden not utilised for one vehicular parking space and footpath shall be grass/soft landscaped.
  - (iv) The street tree fronting the site shall be retained.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the character and visual amenity of the area.

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**Paul Hyde**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this                      day of                      2019**